

EXHIBIT A

Form 36
Counteroffer Addendum
Rev. 8/11
Page 1 of 1





©Copyright 2011
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

COUNTEROFFER ADDENDUM TO REAL ESTATE PURCHASE AND SALE AGREEMENT

All terms and conditions of the offer (Real Estate Purchase and Sale Agreement) dated April 25, 2022 , 1
concerning 18610 85th Ave E Puyallup WA 98375 (the "Property"), 2
Address City State Zip
by, Zillehuma Shakir , as Buyer 3
and the undersigned Jacarae L Fairbanks , as Seller 4
are accepted, except for the following changes. 5

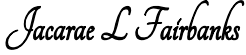

☐ **The Purchase Price** shall be \$ _____ 6
_____ 7


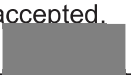
- ☒ **Other.** 8
- 1) Form 21 # 5 Included Items - Refrigerator does not convey with property. 9
 - 2) Form 21 #7 Earnest Money Shall be \$10,000.00 and wired within 2 days of mutual acceptance. 10
 - 3) Form 21 # 10 Closing Agent shall be WFG - Maschel Halverson 253-761-8000. 11
 - 4) Form 21 #11 - Closing Date shall be May 26, 2022 but in no event no earlier than 14 days after court approval. 12
 - 5) Form 21 # 12 Charges /Assessments Levied before but Due after Closing shall be assumed by Buyer if any. 13
 - 6) Form 21 # 16 Addenda - 35 E Escalation Addendum shall be removed this agreement. Bankruptcy Addendum, 22EF Evidence of Funds and 65B 14
 - Occupancy after Closing shall be attached to this Purchase and Sale Agreement. 15
 - 7) Form 22D #8 & 9 This property is part of an HOA - Country Rose HOA. All documents are attached provided by Heather Kelly at Country Rose 16
 - HOA. Homeowners Transfer Fee - Shall be paid by Buyer if any. 17
 - 8) Form 22A # 2 Financing Contingency Notice to perform shall be removed and #b shall be checked and i. Waiver of Financing Contingency shall be 18
 - waived (line 38) shall be 15 days. 19
 - 9) Form 35 Inspection Addendum - See attached Addendum for changes. 20
 - 10) This sale is subject to court approval. Property is sold AS-IS with no work orders. If any work orders are identified by lender as part of Buyers 21
 - appraisal Buyer shall be responsible for all costs and repairs if any. 22

5 pm    

This counteroffer shall expire at 9:00 p.m. on 4/27/22 - 12 pm (if not filled in, two days after it is delivered), 27
unless it is sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the counterofferor, 28
their broker or at the licensed office of their broker. If this counteroffer is not so accepted, it shall lapse and the 29
Earnest Money shall be refunded to Buyer. 30

All other terms and conditions of the above offer are incorporated herein by reference as though fully set forth. 31

 _____ Signature Date	 _____ Signature Date
--	--

 _____ Signature Date	 _____ Signature Date
--	--

Form 21
Residential PSA
Rev. 3/21
Page 1 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT Specific Terms

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- Date: April 25, 2022 MLS No.: 1920678 Offer Expiration Date: 4/27/2022
- Buyer: Zillehuma Shakir
- Seller: Jacarrae L Fairbanks
Seller
- Property: Legal Description attached as Exhibit A. Tax Parcel No(s): 602404-031-0
18610 85th Avenue E Puyallup Pierce WA 98375
Address City County State Zip
- Included Items: ☒ stove/range; ☒ refrigerator; ☐ washer; ☐ dryer; ☒ dishwasher; ☐ hot tub; ☐ fireplace insert;
☐ wood stove; ☐ satellite dish; ☐ security system; ☐ attached television(s); ☐ attached speaker(s); ☒ microwave;
☐ generator; ☐ other
- Purchase Price: \$ 485,000.00 Four Hundred Eighty-Five Thousand Dollars
- Earnest Money: \$ 10,000.00 ☐ Check; ☐ Note; ☒ Wire; ☐ Other
Delivery Date 3 days after mutual acceptance; to be held by ☐ Buyer Brokerage Firm; ☒ Closing Agent
- Default: (check only one) ☒ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
- Title Insurance Company: WFG
- Closing Agent: WFG
Company Individual (optional)
- Closing Date: 5/26/2022 Possession Date: ☐ on Closing; ☒ Other On Or Before 6/24/22
- Services of Closing Agent for Payment of Utilities: ☒ Requested (attach NWMLS Form 22K); ☐ Waived
- Charges/Assessments Levied Before but Due After Closing: ☐ assumed by Buyer; ☒ prepaid in full by Seller at Closing
- Seller Citizenship (FIRPTA): Seller ☐ is; ☒ is not a foreign person for purposes of U.S. income taxation
- Agency Disclosure: Buyer represented by: ☒ Buyer Broker; ☐ Buyer/Listing Broker (dual agent); ☐ unrepresented
Seller represented by: ☒ Listing Broker; ☐ Listing/Buyer Broker (dual agent); ☐ unrepresented
- Addenda: 22A(Financing) 22D(Optional Clauses) 22D(Optional Clauses) 22K(Utilities)
22T(Title Contingency) 35(Inspection) 35E(Escalation) #form 36

Zillehuma Shakir 04/25/2022
Buyer Signature Date
Buyer Signature Date
Buyer Address
City, State, Zip
Buyer Phone No. Fax No.
zillehumashakir@hotmail.com
Buyer E-mail Address
Real Broker LLC 6529
Buyer Brokerage Firm MLS Office No.
Tony Behrend 86712
Buyer Broker (Print) MLS LAG No.
(855) 450-0442 (253) 683-9641 (731) 561-3650
Firm Phone No. Broker Phone No. Firm Fax No.
wa.broker@therealbrokerage.com
Firm Document E-mail Address
tonyrebroke@gmail.com
Buyer Broker E-mail Address
27806 21488
Buyer Broker DOL License No. Firm DOL License No.

Jacarrae L Fairbanks
Seller Signature Date
Seller Signature Date
Seller Address
City, State, Zip
(000) 000-0000
Seller Phone No. Fax No.
Seller E-mail Address
Keller Williams Tacoma 9271
Listing Brokerage Firm MLS Office No.
Kari Roberts 36720
Listing Broker (Print) MLS LAG No.
(253) 460-8640 (253) 222-5235
Firm Phone No. Broker Phone No. Firm Fax No.
kwtacoma@benkinney.com
Firm Document E-mail Address
kari@kariroberts.com
Listing Broker E-mail Address
9629 2166
Listing Broker DOL License No. Firm DOL License No.

Form 21
Residential PSA
Rev. 3/21
Page 2 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT **General Terms**

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- a. Purchase Price.** Buyer shall pay to Seller the Purchase Price, including the Earnest Money, in cash at Closing, unless otherwise specified in this Agreement. Buyer represents that Buyer has sufficient funds to close this sale in accordance with this Agreement and is not relying on any contingent source of funds, including funds from loans, the sale of other property, gifts, retirement, or future earnings, except to the extent otherwise specified in this Agreement. The parties shall use caution when wiring funds to avoid potential wire fraud. Before wiring funds, the party wiring funds shall take steps to confirm any wire instructions via an independently verified phone number and other appropriate measures.
- b. Earnest Money.** Buyer shall deliver the Earnest Money by the Delivery Date listed in Specific Term 7 (2 days after mutual acceptance if not filled in) to the party holding the Earnest Money (Buyer Brokerage Firm or Closing Agent). If sent by mail, the Earnest Money must arrive at Buyer Brokerage Firm or Closing Agent by the Delivery Date. If the Earnest Money is held by Buyer Brokerage Firm and is over \$10,000.00 it shall be deposited into an interest bearing trust account in Buyer Brokerage Firm's name provided that Buyer completes an IRS Form W-9. Interest, if any, after deduction of bank charges and fees, will be paid to Buyer. Buyer shall reimburse Buyer Brokerage Firm for bank charges and fees in excess of the interest earned, if any. If the Earnest Money held by Buyer Brokerage Firm is over \$10,000.00 Buyer has the option to require Buyer Brokerage Firm to deposit the Earnest Money into the Housing Trust Fund Account, with the interest paid to the State Treasurer, if both Seller and Buyer so agree in writing. If the Buyer does not complete an IRS Form W-9 before Buyer Brokerage Firm must deposit the Earnest Money or the Earnest Money is \$10,000.00 or less, the Earnest Money shall be deposited into the Housing Trust Fund Account. Buyer Brokerage Firm may transfer the Earnest Money to Closing Agent at Closing. If all or part of the Earnest Money is to be refunded to Buyer and any such costs remain unpaid, the Buyer Brokerage Firm or Closing Agent may deduct and pay them therefrom. The parties instruct Closing Agent to provide written verification of receipt of the Earnest Money and notice of dishonor of any check to the parties and Brokers at the addresses and/or fax numbers provided herein.
- Upon termination of this Agreement, a party or the Closing Agent may deliver a form authorizing the release of Earnest Money to the other party or the parties. The party(s) shall execute such form and deliver the same to the Closing Agent. If either party fails to execute the release form, a party may make a written demand to the Closing Agent for the Earnest Money. If either party makes a demand within 20 days of Closing Agent's notice, Closing Agent shall disburse the Earnest Money to the party making the demand within 10 days of the expiration of the 20 day period. If Closing Agent timely receives an objection or an inconsistent demand from the other party, Closing Agent shall commence an interpleader action within 60 days of such objection or inconsistent demand, unless the parties provide subsequent consistent instructions to Closing Agent to disburse the earnest money or refrain from commencing an interpleader action for a specified period of time. Pursuant to RCW 4.28.080, the parties consent to service of the summons and complaint for an interpleader action by first class mail, postage prepaid at the party's usual mailing address or the address identified in this Agreement. If the Closing Agent complies with the preceding process, each party shall be deemed to have released Closing Agent from any and all claims or liability related to the disbursement of the Earnest Money. If either party fails to authorize the release of the Earnest Money to the other party when required to do so under this Agreement, that party shall be in breach of this Agreement. For the purposes of this section, the term Closing Agent includes a Buyer Brokerage Firm holding the Earnest Money. The parties authorize the party commencing an interpleader action to deduct up to \$500.00 for the costs thereof.
- c. Included Items.** Any of the following items, including items identified in Specific Term No. 5 if the corresponding box is checked, located in or on the Property are included in the sale: built-in appliances; wall-to-wall carpeting; curtains, drapes and all other window treatments; window and door screens; awnings; storm doors and windows; installed television antennas; ventilating, air conditioning and heating fixtures; trash compactor; garbage disposal; fireplace doors, gas logs and gas log lighters; irrigation fixtures; electric garage door openers; water heaters; installed electrical fixtures; lighting fixtures; shrubs, plants and trees planted in the ground; and other fixtures; and all associated operating remote controls. Unless otherwise agreed, if any of the above items are leased or encumbered, Seller shall acquire clear title before Closing.
- d. Condition of Title.** Unless otherwise specified in this Agreement, title to the Property shall be marketable at Closing. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Buyer's reasonable use of the Property; and reserved oil and/or mining rights. Seller shall not convey or reserve any oil and/or mineral rights after mutual acceptance without Buyer's written consent. Monetary encumbrances or liens not assumed by Buyer, shall be paid or discharged by Seller on or before Closing. Title shall be conveyed by a Statutory Warranty Deed. If this Agreement is for conveyance of a buyer's interest in a Real Estate Contract, the Statutory Warranty Deed shall include a buyer's assignment of the contract sufficient to convey after acquired title.

28

04/25/2022

Buyer's Initials

Date

Buyer's Initials

Date

Authentisign
JLJ

Seller's Initials

Date

Seller's Initials

Date

Form 21
Residential PSA
Rev. 3/21
Page 3 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT **General Terms**

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

e. Title Insurance. Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to apply for the then-current ALTA form of Homeowner's Policy of Title Insurance for One-to-Four Family Residence, from the Title Insurance Company that Buyer declines to use. Buyer shall pay any cancellation fees owing to the original Title Insurance Company. Otherwise, the party applying for title insurance shall pay any title cancellation fee, in the event such a fee is assessed. If the Title Insurance Company selected by the parties will not issue a Homeowner's Policy for the Property, the parties agree that the Title Insurance Company shall instead issue the then-current ALTA standard form Owner's Policy, together with homeowner's additional protection and inflation protection endorsements, if available. The Title Insurance Company shall send a copy of the preliminary commitment to Seller, Listing Broker, Buyer and Buyer Broker. The preliminary commitment, and the title policy to be issued, shall contain no exceptions other than the General Exclusions and Exceptions in the Policy and Special Exceptions consistent with the Condition of Title herein provided. If title cannot be made so insurable prior to the Closing Date, then as Buyer's sole and exclusive remedy, the Earnest Money shall, unless Buyer elects to waive such defects or encumbrances, be refunded to the Buyer, less any unpaid costs described in this Agreement, and this Agreement shall thereupon be terminated. Buyer shall have no right to specific performance or damages as a consequence of Seller's inability to provide insurable title.

f. Closing and Possession. This sale shall be closed by the Closing Agent on the Closing Date. If the Closing Date falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, the Closing Agent shall close the transaction on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. "Closing" means the date on which all documents are recorded and the sale proceeds are available to Seller. Seller shall deliver keys and garage door remotes to Buyer on the Closing Date or on the Possession Date, whichever occurs first. Buyer shall be entitled to possession at 9:00 p.m. on the Possession Date. Seller shall maintain the Property in its present condition, normal wear and tear excepted, until the Buyer is provided possession. Seller shall either repair or replace any system or appliance (including, but not limited to plumbing, heat, electrical, and all included items) that becomes inoperative or malfunctions prior to Closing with a system or appliance of at least equal quality. Buyer reserves the right to walk through the Property within 5 days of Closing to verify that Seller has maintained the Property and systems/appliances as required by this paragraph. Seller shall not enter into or modify existing leases or rental agreements, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's consent, which shall not be unreasonably withheld. If possession transfers at a time other than Closing, the parties shall execute NWMLS Form 65A (Rental Agreement/Occupancy Prior to Closing) or NWMLS Form 65B (Rental Agreement/Seller Occupancy After Closing) (or alternative rental agreements) and are advised of the need to contact their respective insurance companies to assure appropriate hazard and liability insurance policies are in place, as applicable.

RCW 19.27.530 requires the seller of any owner-occupied single-family residence to equip the residence with a carbon monoxide alarm(s) in accordance with the state building code before a buyer or any other person may legally occupy the residence following the sale. RCW 43.44.110 requires the seller of a dwelling unit that does not have at least one smoke detection device, to provide at least one smoke detection device in the unit before the buyer or any other person occupies the unit following a sale. The parties acknowledge that the Brokers are not responsible for ensuring that Seller complies with RCW 19.27.530 or RCW 43.44.110. Buyer and Seller shall hold the Brokers and their Firm harmless from any claim resulting from Seller's failure to install a carbon monoxide alarm(s) or smoke detector(s) in the Property.

g. Section 1031 Like-Kind Exchange. If either Buyer or Seller intends for this transaction to be a part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange so long as the cooperating party incurs no additional liability in doing so, and so long as any expenses (including attorneys' fees and costs) incurred by the cooperating party that are related only to the exchange are paid or reimbursed to the cooperating party at or prior to Closing. Notwithstanding the Assignment paragraph of this Agreement, any party completing a Section 1031 like-kind exchange may assign this Agreement to its qualified intermediary or any entity set up for the purposes of completing a reverse exchange.

h. Closing Costs and Prorations and Charges and Assessments. Seller and Buyer shall each pay one-half of the escrow fee unless otherwise required by applicable FHA or VA regulations. Taxes for the current year, rent, interest, and lienable homeowner's association dues shall be prorated as of Closing. Buyer shall pay Buyer's loan costs, including credit report, appraisal charge and lender's title insurance, unless provided otherwise in this Agreement. If any payments are delinquent on encumbrances which will remain after Closing, Closing Agent is instructed to pay such delinquencies at Closing from money due, or to be paid by, Seller. Buyer shall pay for remaining fuel in the fuel tank if, prior to Closing, Seller obtains a written statement from the supplier as to the quantity and current price and provides such statement to the Closing Agent. Seller shall pay all utility charges, including unbilled charges. Unless waived in Specific Term No. 12, Seller and Buyer request the services of Closing Agent in disbursing funds necessary to satisfy unpaid utility charges in accordance with RCW 60.80 and Seller shall provide the names and addresses of all utilities providing service in the Property and having lien rights (attach NWMLS Form 22K Identification of Utilities or equivalent).

2S 04/25/2022

JSF

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
------------------	------	------------------	------	-------------------	------	-------------------	------

Form 21
Residential PSA
Rev. 3/21
Page 4 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT **General Terms**

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Buyer is advised to verify the existence and amount of any local improvement district, capacity or impact charges or other assessments that may be charged against the Property before or after Closing. Seller will pay such charges that are or become due on or before Closing. Charges levied before Closing, but becoming due after Closing shall be paid as agreed in Specific Term No. 18.

i. **Sale Information.** Listing Broker and Buyer Broker are authorized to report this Agreement (including price and all terms) to the Multiple Listing Service that published it and to its members, financing institutions, appraisers, and anyone else related to this sale. Buyer and Seller expressly authorize all Closing Agents, appraisers, title insurance companies, and others related to this Sale, to furnish the Listing Broker and/or Buyer Broker, on request, any and all information and copies of documents concerning this sale.

j. **Seller Citizenship and FIRPTA.** Seller warrants that the identification of Seller's citizenship status for purposes of U.S. income taxation in Specific Term No. 14 is correct. Seller shall execute a certification (NWMLS Form 22E or equivalent) under the Foreign Investment in Real Property Tax Act ("FIRPTA") and provide the certification to the Closing Agent within 10 days of mutual acceptance. If Seller is a foreign person for purposes of U.S. income taxation, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.

If Seller fails to provide the FIRPTA certification to the Closing Agent within 10 days of mutual acceptance, Buyer may give notice that Buyer may terminate the Agreement at any time 3 days thereafter (the "Right to Terminate Notice"). If Seller has not earlier provided the FIRPTA certification to the Closing Agent, Buyer may give notice of termination of this Agreement (the "Termination Notice") any time following 3 days after delivery of the Right to Terminate Notice. If Buyer gives the Termination Notice before Seller provides the FIRPTA certification to the Closing Agent, this Agreement is terminated and the Earnest Money shall be refunded to Buyer.

k. **Notices and Delivery of Documents.** Any notice related to this Agreement (including revocations of offers or counteroffers) must be in writing. Notices to Seller must be signed by at least one Buyer and shall be deemed delivered only when the notice is received by Seller, by Listing Broker, or at the licensed office of Listing Broker. Notices to Buyer must be signed by at least one Seller and shall be deemed delivered only when the notice is received by Buyer, by Buyer Broker, or at the licensed office of Buyer Broker. Documents related to this Agreement, such as NWMLS Form 17, Information on Lead-Based Paint and Lead-Based Paint Hazards, Public Offering Statement or Resale Certificate, and all other documents shall be delivered pursuant to this paragraph. Buyer and Seller must keep Buyer Broker and Listing Broker advised of their whereabouts in order to receive prompt notification of receipt of a notice.

Facsimile transmission of any notice or document shall constitute delivery. E-mail transmission of any notice or document (or a direct link to such notice or document) shall constitute delivery when: (i) the e-mail is sent to both Buyer Broker and Buyer Brokerage Firm or both Listing Broker and Listing Brokerage Firm at the e-mail addresses specified on page one of this Agreement; or (ii) Buyer Broker or Listing Broker provide written acknowledgment of receipt of the e-mail (an automatic e-mail reply does not constitute written acknowledgment). At the request of either party, or the Closing Agent, the parties will confirm facsimile or e-mail transmitted signatures by signing an original document.

l. **Computation of Time.** Unless otherwise specified in this Agreement, any period of time measured in days and stated in this Agreement shall start on the day following the event commencing the period and shall expire at 9:00 p.m. of the last calendar day of the specified period of time. Except for the Possession Date, if the last day is a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day that is not a Saturday, Sunday or legal holiday. Any specified period of 5 days or less, except for any time period relating to the Possession Date, shall not include Saturdays, Sundays or legal holidays. If the parties agree that an event will occur on a specific calendar date, the event shall occur on that date, except for the Closing Date, which, if it falls on a Saturday, Sunday, legal holiday as defined in RCW 1.16.050, or day when the county recording office is closed, shall occur on the next day that is not a Saturday, Sunday, legal holiday, or day when the county recording office is closed. When counting backwards from Closing, any period of time measured in days shall start on the day prior to Closing and if the last day is a Saturday, Sunday or legal holiday as defined in RCW 1.16.050, the specified period of time shall expire on the next day, moving forward, that is not a Saturday, Sunday or legal holiday (e.g. Monday or Tuesday). If the parties agree upon and attach a legal description after this Agreement is signed by the offeree and delivered to the offeror, then for the purposes of computing time, mutual acceptance shall be deemed to be on the date of delivery of an accepted offer or counteroffer to the offeror, rather than on the date the legal description is attached. Time is of the essence of this Agreement.

m. **Integration and Electronic Signatures.** This Agreement constitutes the entire understanding between the parties and supersedes all prior or contemporaneous understandings and representations. No modification of this Agreement shall be effective unless agreed in writing and signed by Buyer and Seller. The parties acknowledge that a signature in electronic form has the same legal effect and validity as a handwritten signature.

	04/25/2022		
Buyer's Initials	Date	Seller's Initials	Date

Form 21
Residential PSA
Rev. 3/21
Page 5 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT

General Terms

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- n. Assignment.** Buyer may not assign this Agreement, or Buyer's rights hereunder, without Seller's prior written consent, unless the parties indicate that assignment is permitted by the addition of "and/or assigns" on the line identifying the Buyer on the first page of this [REDACTED]
- o. Default.** In the event Buyer fails, without legal excuse, to complete the purchase of the Property, then the following provision, as identified in Specific Term No. 8, shall apply:
- i. Forfeiture of Earnest Money.** That portion of the Earnest Money that does not exceed five percent (5%) of the Purchase Price shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure.
 - ii. Seller's Election of Remedies.** Seller may, at Seller's option, (a) keep the Earnest Money as liquidated damages as the sole and exclusive remedy available to Seller for such failure, (b) bring suit against Buyer for Seller's actual damages, (c) bring suit to specifically enforce this Agreement and recover any incidental damages, or (d) pursue any other rights or remedies available at law or equity.
- p. Professional Advice and Attorneys' Fees.** Buyer and Seller are advised to seek the counsel of an attorney and a certified public accountant to review the terms of this Agreement. Buyer and Seller shall pay their own fees incurred for such review. However, if Buyer or Seller institutes suit against the other concerning this Agreement, or if the party holding the Earnest Money commences an interpleader action, the prevailing party is entitled to reasonable attorneys' fees and expenses.
- q. Offer.** This offer must be accepted by 9:00 p.m. on the Offer Expiration Date, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, by the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If this offer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.
- r. Counteroffer.** Any change in the terms presented in an offer or counteroffer, other than the insertion of or change to Seller's name and Seller's warranty of citizenship status, shall be considered a counteroffer. If a party makes a counteroffer, then the other party shall have until 9:00 p.m. on the counteroffer expiration date to accept that counteroffer, unless sooner withdrawn. Acceptance shall not be effective until a signed copy is received by the other party, the other party's broker, or at the licensed office of the other party's broker pursuant to General Term k. If the counteroffer is not so accepted, it shall lapse and any Earnest Money shall be refunded to Buyer.
- s. Offer and Counteroffer Expiration Date.** If no expiration date is specified for an offer/counteroffer, the offer/counteroffer shall expire 2 days after the offer/counteroffer is delivered by the party making the offer/counteroffer, unless sooner withdrawn.
- t. Agency Disclosure.** Buyer Brokerage Firm, Buyer Brokerage Firm's Designated Broker, Buyer Broker's Branch Manager (if any) and Buyer Broker's Managing Broker (if any) represent the same party that Buyer Broker represents. Listing Brokerage Firm, Listing Brokerage Firm's Designated Broker, Listing Broker's Branch Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the Listing Broker represents. If Buyer Broker and Listing Broker are different persons affiliated with the same Firm, then both Buyer and Seller confirm their consent to Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. If Buyer Broker and Listing Broker are the same person representing both parties then both Buyer and Seller confirm their consent to that person and his/her Designated Broker, Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency."
- u. Commission.** Seller and Buyer shall pay a commission in accordance with any listing or commission agreement to which they are a party. The Listing Brokerage Firm's commission shall be apportioned between Listing Brokerage Firm and Buyer Brokerage Firm as specified in the listing. Seller and Buyer hereby consent to Listing Brokerage Firm or Buyer Brokerage Firm receiving compensation from more than one party. Seller and Buyer hereby assign to Listing Brokerage Firm and Buyer Brokerage Firm, as applicable, a portion of their funds in escrow equal to such commission(s) and irrevocably instruct the Closing Agent to disburse the commission(s) directly to the Firm(s). In any action by Listing or Buyer Brokerage Firm to enforce this paragraph, the prevailing party is entitled to court costs and reasonable attorneys' fees. Seller and Buyer agree that the Firms are intended third party beneficiaries under this Agreement.
- v. Cancellation Rights/Lead-Based Paint.** If a residential dwelling was built on the Property prior to 1978, and Buyer receives a Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (NWMLS Form 22J) after acceptance, Buyer may rescind this Agreement at any time up to 3 days thereafter.
- w. Information Verification Period.** Buyer shall have 10 days after mutual acceptance to verify all information provided from Seller or Listing Brokerage Firm related to the Property. This contingency shall be deemed satisfied unless Buyer gives notice identifying the materially inaccurate information within 2 days of mutual acceptance. If Buyer gives timely notice under this section, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

2S

LLF

04/25/2022

Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date


Form 21
Residential PSA
Rev. 3/21
Page 6 of 6

RESIDENTIAL PURCHASE AND SALE AGREEMENT

General Terms

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

x. **Property Condition Disclaimer.** Buyer and Seller agree, that except as provided in this Agreement, all representations and information regarding the Property and the transaction are solely from the Seller or Buyer, and not from any Broker. The parties acknowledge that the Brokers are not responsible for assuring that the parties perform their obligations under this Agreement and that none of the Brokers agree to independently investigate or confirm any matter related to this transaction except as stated in this Agreement, or in a separate writing signed by such Broker. In addition, Brokers do not guarantee the value, quality or condition of the Property and some properties may contain building materials, including siding, roofing, ceiling, insulation, electrical, and plumbing, that have been the subject of lawsuits and/or governmental inquiry because of possible defects or health hazards. Some properties may have other defects arising after construction, such as drainage, leakage, pest, rot and mold problems. In addition, some properties may contain soil or other contamination that is not readily apparent and may be hazardous. Brokers do not have the expertise to identify or assess defective or hazardous products, materials, or conditions. Buyer is urged to use due diligence to inspect the Property to Buyer's satisfaction and to retain inspectors qualified to identify the presence of defective or hazardous materials and conditions and evaluate the Property as there may be defects and hazards that may only be revealed by careful inspection. Buyer is advised to investigate whether there is a sufficient water supply to meet Buyer's needs. Buyer is advised to investigate the cost of insurance for the Property, including, but not limited to homeowner's, fire, flood, earthquake, landslide, and other available coverage. Buyer acknowledges that local ordinances may restrict short term rentals of the Property. Buyer and Seller acknowledge that home protection plans may be available which may provide additional protection and benefit to Buyer and Seller. Brokers may assist the parties with locating and selecting third party service providers, such as inspectors or contractors, but Brokers cannot guarantee or be responsible for the services provided by those third parties. The parties shall exercise their own judgment and due diligence regarding third-party service providers.

 04/25/2022

Buyer's Initials _____ Date _____

Buyer's Initials _____ Date _____



Seller's Initials _____ Date _____

Seller's Initials _____ Date _____

Form 22A
Financing Addendum
Rev. 3/21
Page 1 of 3

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 25, 2022 1
between Zachariah J. [REDACTED] ("Buyer") 2
Buyer Buyer
and Jacarrae L. Fairbanks ("Seller") 3
Seller Seller
concerning 18610 85th Avenue E Puyallup WA 98375 (the "Property"). 4
Address City State Zip

1. LOAN APPLICATION. 5

- a. **Loan Application.** This Agreement is contingent on Buyer obtaining the following type of loan or loans to 6
purchase the Property (the "Loan(s)"): ☒ Conventional First; ☐ Conventional Second; ☐ Bridge; ☐ VA; ☐ FHA; 7
☐ USDA; ☐ Home Equity Line of Credit; ☐ Other _____ 8
(the "Financing Contingency"). Buyer shall pay ☐ \$ _____; or ☒ 5 % of the Purchase 9
Price down, in addition to the Loans. Buyer shall make application for the Loans to pay the balance of the 10
Purchase Price and pay the application fee, if required, for the subject Property within 5 days (5 days if 11
not filled in) after mutual acceptance of this Agreement. For the purposes of this Addendum, "application" means 12
the submission of Buyer's financial information for the purposes of obtaining an extension of credit including 13
Buyer's name, income, social security number (if required), the Property address, purchase price, and the loan 14
amount. If not waived, the Financing Contingency shall survive the Closing Date. 15
- b. **Waiver of Financing Contingency.** If Buyer (i) fails to make application for financing for the Property within 16
the agreed time; (ii) changes the type of loan at any time without Seller's prior written consent; or (iii) changes 17
the lender without Seller's prior written consent after the agreed upon time to apply for financing expires, then 18
the Financing Contingency shall be deemed waived. Buyer's waiver of the Financing Contingency under this 19
Paragraph 1(b) also constitutes waiver of Paragraph 5 (Appraisal Less Than Sales Price). 20
Addendum, "lender" means either the party to whom the application was submitted or the party funding the 21
loan. Buyer authorizes Listing Broker and Seller to inquire about the status of Buyer's loan approval with lender 22
any time prior to Closing. Buyer will execute an authorization form, if required by lender, to accomplish the 23
same. 24

2. FINANCING CONTINGENCY. Select "a" or "b" ("a" if neither is selected). 25

- a. ☒ **Seller's Notice to Perform.** 26
- i. **Notice to Perform.** At any time 21 days (21 days if not filled in) after mutual acceptance, Seller 27
may give "Notice to Perform" requesting that Buyer waive the Financing Contingency and that Seller may 28
give notice to terminate the Agreement at any time 3 days after delivery of that notice if Buyer does not 29
earlier waive the Financing Contingency. NWMLS Form 22AR shall be used for this notice. 30
- ii. **Notice of Termination.** If Buyer has not previously waived the Financing Contingency, Seller may give 31
"Notice of Termination" of this Agreement any time 3 days after delivery of Notice to Perform. If Seller gives 32
Notice of Termination before Buyer has waived the Financing Contingency, this Agreement is terminated 33
and the Earnest Money shall be refunded to Buyer. NWMLS Form 22AR shall be used for this notice. 34
- iii. **Appraisal Less Than Sales Price.** Buyer's waiver of the Financing Contingency under this Paragraph 2(a) 35
☐ will; or ☒ will not (will not, if not filled in) constitute waiver of Paragraph 5 (Appraisal Less Than Sales Price). 36
- b. ☐ **Automatic Waiver of Financing Contingency.** 37
- i. **Waiver.** The Financing Contingency shall conclusively be deemed waived unless within _____ days (21 38
days if not filled in) after mutual acceptance, Buyer gives notice of termination of this Agreement. If Buyer 39
gives timely notice of termination, the Earnest Money shall be refunded to Buyer after Buyer delivers written 40
confirmation from Buyer's lender as required by Paragraph 4. 41
- ii. **Appraisal Less Than Sales Price.** Buyer's waiver of the Financing Contingency under this Paragraph 2(b) 42
☐ will; or ☐ will not (will not, if not filled in) constitute waiver of Paragraph 5 (Appraisal Less Than Sales Price). 43

2S

04/25/2022

Buyer's Initials

Date

Buyer's Initials

Date

Authentisign
JLF

Seller's Initials

Date

Seller's Initials

Date

Form 22A
Financing Addendum
Rev. 3/21
Page 2 of 3

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

3. **LOAN COST PROVISIONS.** Seller shall pay up to ☒ \$ 0.00 ; or ☐ % of the Purchase Price (\$0.00 if not filled in), which shall be applied to Buyer's Loan(s) and settlement costs, including prepaids, loan fees, and other costs allowed by lender. This amount shall include the following costs that lender is prohibited from collecting from Buyer: (a) up to \$300.00 for Buyer's Loan(s) and settlement costs for FHA/USDA/VA loans; and (b) unless agreed otherwise below, Buyer's share of the escrow fee for a VA loan. Seller shall pay the costs for (a) and (b), even if the amount agreed upon in this Paragraph 3 is insufficient to pay for those costs. If checked, ☐ Buyer shall pay Buyer's share of the escrow fee for the VA loan (note that VA regulations prohibit Buyer from paying loan and settlement costs exceeding one percent of the amount of the loan).
4. **EARNEST MONEY.** If Buyer has not waived the Financing Contingency, and is unable to obtain financing by Closing after a good faith effort then, on Buyer's notice, this Agreement shall terminate. The Earnest Money shall be refunded to Buyer after lender confirms in writing (a) the date Buyer's loan application for the Property was made, including a copy of the loan estimate that was provided to Buyer; (b) that Buyer possessed sufficient funds to close (e.g. down payment, closing costs, etc.); and (c) the reasons Buyer was unable to obtain financing by Closing. If Seller terminates this Agreement, the Earnest Money shall be refunded without need for such confirmation.
5. **APPRAISAL LESS THAN SALE PRICE.**
 - a. **Notice of Low Appraisal.** If lender's appraised value of the Property is less than the Purchase Price, Buyer may, within 3 days after receipt of a copy of lender's appraisal, give notice of low appraisal, which shall include a copy of lender's appraisal. NWMLS Form 22AN may be used for the notices in this Paragraph 5.
 - b. **Seller's Response.** Seller shall, within 10 days after Buyer's notice of low appraisal, give notice of:
 - i. A reappraisal or reconsideration of value, at Seller's expense, by the same appraiser or another appraiser acceptable to lender, in an amount not less than the Purchase Price. Buyer shall promptly seek lender's approval of such reappraisal or reconsideration of value. The parties are advised that lender may elect not to accept a reappraisal or reconsideration of value;
 - ii. Seller's consent to reduce the Purchase Price to an amount not more than the amount specified in the appraisal or reappraisal by the same appraiser, or an appraisal by another appraiser acceptable to lender, whichever is higher. (This provision is not applicable if this Agreement is conditioned on FHA, VA, or USDA financing. FHA, VA, and USDA financing does not permit the Buyer to be obligated to buy if the Seller reduces the Purchase Price to the appraised value. Buyer, however, has the option to buy at the reduced price.);
 - iii. Seller's proposal to reduce the Purchase Price to an amount more than the amount specified in the appraisal and for Buyer to pay the necessary additional funds (the amount the reduced Purchase Price exceeds the appraised value) to close the sale; or
 - iv. Seller's rejection of Buyer's notice of low appraisal.If Seller timely delivers notice of (i) reappraisal or reconsideration of value, or (ii) consent to reduce the Purchase Price to an amount not more than the amount specified in the appraisal (except for FHA, VA, or USDA financing), and lender accepts Seller's response, then Buyer shall be bound by Seller's response.
 - c. **Buyer's Reply.**
 - i. Buyer shall have 3 days from either Seller's notice of rejection of low appraisal or, if Seller fails to respond, the day Seller's response period ends, whichever is earlier, to (a) waive the Financing Contingency; or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer.
 - ii. If Seller proposes to reduce the Purchase Price to an amount more than the appraised value, Buyer shall have 3 days to (a) accept and represent that Buyer has sufficient funds to close the sale in accordance with this provision; or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer.
 - iii. If Seller consents to reduce the Purchase Price to an amount not more than the appraised value for FHA, VA, or USDA financing, Buyer shall have 3 days to (a) give notice that Buyer will buy at the reduced price; or (b) terminate the Agreement, in which event the Earnest Money shall be refunded to Buyer.Buyer's inaction during this reply period shall result in termination of the Agreement and return of the Earnest Money to Buyer. The Closing Date shall be extended as necessary to accommodate the foregoing times for notices.

28

04/25/2022

Authentisign
JCT

Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

Form 22A
Financing Addendum
Rev. 3/21
Page 3 of 3

FINANCING ADDENDUM TO PURCHASE & SALE AGREEMENT

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

6. **INSPECTION.** Seller shall permit inspections required by lender, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller is not obligated to pay for such inspections unless otherwise agreed. 94-96
7. **FHA/VA/USDA - Appraisal Certificate.** If this Agreement is contingent on Buyer obtaining FHA, VA, or USDA financing, notwithstanding any other provisions of this Agreement, Buyer is not obligated to complete the purchase of the Property unless Buyer has been given in accordance with HUD/FHA, VA, or USDA requirements a written statement by FHA, VA, USDA or a Direct Endorsement lender, setting forth the appraised value of the Property (excluding closing costs). Seller and Buyer shall execute a document setting forth the prior provision, or similar provision, known as the FHA, VA, or USDA amendatory clause, as required by lender. Buyer shall pay the costs of any appraisal. If the appraised value of the Property is less than the Purchase Price, Buyer may give the notice of low appraisal in Paragraph 5. 97-104
Purpose of Appraisal. The appraised valuation is arrived at only to determine the maximum mortgage FHA, VA, or USDA will insure. FHA, VA, or USDA do not warrant the value or the condition of the Property. Buyer agrees to satisfy himself/herself that the price and condition of the Property are acceptable. 105-107
8. **VA Amendatory Clause.** If the Buyer is obtaining VA financing, it is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veterans Affairs. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs. 108-113
9. **EXTENSION OF CLOSING.** If, through no fault of Buyer, lender is required by 12 CFR 1026 to give corrected disclosures to Buyer due to (a) a change in the Annual Percentage Rate ("APR") of Buyer's Loan(s) by .125% or more for a fixed rate loan or .250% or more for an adjustable rate loan; (b) a change in the loan product; or (c) the addition of a prepayment penalty, then upon notice from Buyer, the Closing Date shall be extended for up to 4 days to accommodate the requirements of Regulation Z of the Truth in Lending Act. This paragraph shall survive Buyer's waiver of this Financing Contingency. 114-119

 04/25/2022

Buyer's Initials Date

Buyer's Initials Date



Seller's Initials Date

Seller's Initials Date

Form 22D
Optional Clauses Addendum
Rev. 3/21
Page 1 of 2

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated April 25, 2022 1
between Zillekuma Shahir [REDACTED] ("Buyer") 2
Buyer Buyer
and Jacarrae L Fairbanks ("Seller") 3
Seller Seller
concerning 18610 85th Avenue E Puyallup WA 98375 (the "Property"). 4
Address City State Zip

CHECK IF INCLUDED: 5

1. ☒ **Square Footage/Lot Size/Encroachments.** The Listing Broker and Buyer Broker make no representations 6
concerning: (a) the lot size or the accuracy of any information provided by the Seller; (b) the square footage of 7
any improvements on the Property; (c) whether there are any encroachments (fences, rockeries, buildings) on 8
the Property, or by the Property on adjacent properties. Buyer is advised to verify lot size, square footage and 9
encroachments to Buyer's own satisfaction. 10

2. **Title Insurance.** The Title Insurance clause in the Agreement provides Seller is to provide the then-current ALTA 11
form of Homeowner's Policy of Title Insurance. The parties have the option to provide less coverage by selecting 12
a Standard Owner's Policy or more coverage by selecting an Extended Coverage Policy: 13

☐ **Standard Owner's Coverage.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense, to 14
apply for the then-current ALTA form of Owner's Policy of Title Insurance, together with homeowner's 15
additional protection and inflation protection endorsements, if available at no additional cost, rather than 16
the Homeowner's Policy of Title Insurance. 17

☐ **Extended Coverage.** Seller authorizes Buyer's lender or Closing Agent, at Seller's expense to apply for 18
an ALTA or comparable Extended Coverage Policy of Title Insurance, rather than the Homeowner's 19
Policy of Title Insurance. Buyer shall pay the increased costs associated with the Extended Coverage 20
Policy, including the excess premium over that charged for Homeowner's Policy of Title Insurance and 21
the cost of any survey required by the title insurer. 22

3. ☒ **Seller Cleaning.** Seller shall clean the interiors of any structures and remove all trash, debris and rubbish 23
from the Property prior to Buyer taking possession. 24

4. ☒ **Personal Property.** Unless otherwise agreed, Seller shall remove all personal property from the Property 25
not later than the Possession Date. Any personal property remaining on the Property thereafter shall become 26
the property of Buyer, and may be retained or disposed of as Buyer determines. 27

5. ☒ **Utilities.** To the best of Seller's knowledge, Seller represents that the Property is connected to: 28
☒ public water main; ☒ public sewer main; ☐ septic tank; ☐ well (specify type) _____; 29
☐ Irrigation water (specify provider) _____; ☒ natural gas; ☒ telephone; ☒ electricity; 30
☒ cable (specify provider) Comcast; ☐ Internet (specify provider) _____; 31
☐ other _____ 32

6. ☐ **Insulation - New Construction.** If this is new construction, Federal Trade Commission Regulations require 33
the following to be filled in. If insulation has not yet been selected, FTC regulations require Seller to furnish 34
Buyer the information below in writing as soon as available: _____ 35

WALL INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____ 36

CEILING INSULATION: TYPE: _____ THICKNESS: _____ R-VALUE: _____ 37

OTHER INSULATION DATA: _____ 38

7C 04/25/2022

Buyer's Initials

Date

Buyer's Initials

Date

LLF

Seller's Initials

Date

Seller's Initials

Date

Form 22D
Optional Clauses Addendum
Rev. 3/21
Page 2 of 2

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

OPTIONAL CLAUSES ADDENDUM TO PURCHASE & SALE AGREEMENT

Continued

7. ☐ **Leased Property Review Period and Assumption.** Buyer acknowledges that Seller leases the following items of personal property that are included with the sale: ☐ propane tank; ☐ security system; ☐ satellite dish and operating equipment; ☐ other _____.
- Seller shall provide Buyer a copy of the lease for the selected items within _____ days (5 days if not filled in) of mutual acceptance. If Buyer, in Buyer's sole discretion, does not give notice of disapproval within _____ days (5 days if not filled in) of receipt of the lease(s) or the date that the lease(s) are due, whichever is earlier, then this lease review period shall conclusively be deemed satisfied (waived) and at Closing, Buyer shall assume the lease(s) for the selected item(s) and hold Seller harmless from and against any further obligation, liability, or claim arising from the lease(s), if the lease(s) can be assumed. If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.
8. ☐ **Homeowners' Association Review Period.** If the Property is subject to a homeowners' association or any other association, then Seller shall, at Seller's expense, provide Buyer a copy of the following documents (if available from the Association) within _____ days (10 days if not filled in) of mutual acceptance:
- Association rules and regulations, including, but not limited to architectural guidelines;
 - Association bylaws and covenants, conditions, and restrictions (CC&Rs);
 - Association meeting minutes from the prior two (2) years;
 - Association Board of Directors meeting minutes from the prior six (6) months; and
 - Association financial statements from the prior two (2) years and current operating budget.
- If Buyer, in Buyer's sole discretion, does not give notice of disapproval within _____ days (5 days if not filled in) of receipt of the above documents or the date that the above documents are due, whichever is earlier, then this homeowners' association review period shall conclusively be deemed satisfied (waived). If Buyer gives timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.
9. ☐ **Homeowners' Association Transfer Fee.** If there is a transfer fee imposed by the homeowners' association or any other association (e.g. a "move-in" or "move-out" fee), the fee shall be paid by the party as provided for in the association documents. If the association documents do not provide which party pays the fee, the fee shall be paid by ☐ Buyer; ☒ Seller (Seller if not filled in).
10. ☐ **Excluded Item(s).** The following item(s), that would otherwise be included in the sale of the Property, is excluded from the sale ("Excluded Item(s)"). Seller shall repair any damage to the Property caused by the removal of the Excluded Item(s). Excluded Item(s): _____
11. ☐ **Home Warranty.** Buyer and Seller acknowledge that home warranty plans are available which may provide additional protection and benefits to Buyer and Seller. Buyer shall order a one-year home warranty as follows:
- Home warranty provider: _____
 - Seller shall pay up to \$ _____ (\$0.00 if not filled in) of the cost for the home warranty, together with any included options, and Buyer shall pay any balance.
 - Options to be included: _____ (none, if not filled in).
 - Other: _____
12. ☐ **Other.** _____

 _____
Buyer's Initials

Date

Buyer's Initials

Date

 _____
Seller's Initials

Date

Seller's Initials

Date

Form 22T
Title Contingency Addendum
Rev. 3/21
Page 1 of 1

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

TITLE CONTINGENCY ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated April 25, 2022 1

[Redacted] ("Buyer") 2
Buyer Buyer

and Jacarae L Fairbanks ("Seller") 3
Seller Seller

concerning 18610 85th Avenue E Puyallup WA 98375 (the "Property"). 4
Address City State Zip

1. **Title Contingency.** This Agreement is subject to Buyer's review of a preliminary commitment for title insurance, 5
together with any easements, covenants, conditions and restrictions of record. Buyer shall have 5 6
days (5 days if not filled in) from ☒ the date of Buyer's receipt of the preliminary commitment for title insurance; 7
or ☐ mutual acceptance (from the date of Buyer's receipt, if neither box checked) to give notice of Buyer's 8
disapproval of exceptions contained in the preliminary commitment. If Buyer receives the preliminary 9
commitment before mutual acceptance, Buyer's time to review shall begin on mutual acceptance. 10

Seller shall have 5 days (5 days if not filled in) after Buyer's notice of disapproval to give Buyer 11
notice that Seller will clear all disapproved exceptions. Seller shall have until the Closing Date to clear all 12
disapproved exceptions. 13

If Seller does not give timely notice that Seller will clear all disapproved exceptions, Buyer may terminate this 14
Agreement within 3 days after the deadline for Seller's notice. In the event Buyer elects to terminate the 15
Agreement, the Earnest Money shall be returned to Buyer. If Buyer does not timely terminate the Agreement, 16
Buyer shall be deemed to have waived all objections to title, which Seller did not agree to clear. 17

2. **Supplemental Title Reports.** If supplemental title reports disclose new exception(s) to the title commitment, 18
then the above time periods and procedures for notice, correction, and termination for the ~~purchase agreement~~ 19
shall apply to the date of Buyer's receipt of the supplemental title report. The Closing date shall be extended as 20
necessary to accommodate the foregoing times for notices. 21

3. **Marketable Title.** This Addendum does not relieve Seller of the obligation to provide marketable title at Closing 22
as provided for in the Agreement. [Redacted] 23

JS 04/25/2022

Buyer's Initials Date

JSF

Seller's Initials Date

Seller's Initials Date

Form 35
Inspection Addendum
Rev. 3/21
Page 1 of 2

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 25, 2022

between Zalishuma Shakir ("Buyer")

and Jacarrae L Fairbanks ("Seller")

concerning 18610 85th Avenue E Puyallup WA 98375 (the "Property").

1. **INSPECTION CONTINGENCY.** This Agreement is conditioned on Buyer's subjective satisfaction with inspections of the Property and the improvements on the Property. Buyer's inspections may include, at Buyer's option and without limitation, the structural, mechanical and general condition of the improvements to the Property, compliance with building and zoning codes, an inspection of the Property for hazardous materials, a pest inspection, and a soils/stability inspection. Buyer's general home inspection must be performed by Buyer or a person licensed under RCW 18.280. Buyer may engage specialists (e.g. plumbers, electricians, roofers, etc.) to conduct further inspections of the Property.

a. **Sewer Inspection.** Buyer's inspection of the Property ☐ may; ☐ may not (may, if not checked) include an inspection of the sewer system, which may include a sewer line video inspection and assessment and may require the inspector to remove toilets or other fixtures to access the sewer line.

2. **BUYER'S OBLIGATIONS.** All inspections are to be (a) ordered by Buyer, (b) performed by inspectors of Buyer's choice, and (c) completed at Buyer's expense. Buyer shall not alter the Property or any improvements on the Property without first obtaining Seller's permission. Buyer is solely responsible for interviewing and selecting all inspectors. Buyer shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Buyer shall be responsible for all damages resulting from any inspection of the Property performed on Buyer's behalf.

3. **BUYER'S NOTICE.** This inspection contingency shall conclusively be deemed waived and Seller shall not be required to make any repairs or modifications unless within 2 days (10 days if not filled in) after mutual notice of this Agreement (the "Initial Inspection Period"), Buyer gives notice (a) approving the inspection and waiving this contingency; (b) disapproving the inspection and terminating the Agreement; (c) that Buyer will conduct additional inspections; or (d) proposing repairs to the property or modifications to the Agreement. If Buyer disapproves the inspection and terminates the Agreement, the Earnest Money shall be refunded to Buyer. If Buyer proposes repairs to the property or modifications to the Agreement, including adjustments to the purchase price or credits for repairs to be performed after Closing, the parties shall negotiate as set forth in Paragraph 6, below. The parties may use NWMLS Form 35R to give notices required by this Addendum.

4. **INSPECTION REPORT.** Buyer shall not provide the inspection report, or portions of the report, to Seller, unless Seller requests otherwise or as required by Paragraph 5.

a. **Waiver of Contingency by Buyer.** If Buyer provides any portion of the inspection report to Seller without Seller's prior written consent or as required by Paragraph 5, the inspection contingency shall conclusively be deemed waived.

b. **Seller Consent.** The selection of either checkbox below by Seller shall not be considered a counteroffer.

☐ Seller requests that Buyer provide the inspection report to Seller.

☐ If Buyer requests repairs or modifications to the Agreement, Seller requests that Buyer provide to Seller only the portions of the inspection report related to the requested repairs or modifications to the Agreement.

5. **ADDITIONAL TIME FOR INSPECTIONS.** If an inspector so recommends, Buyer shall have additional time to obtain further evaluation of any item by a specialist at Buyer's option and expense if, on or before the end of the Initial Inspection Period, Buyer provides Seller a copy of the inspector's recommendation and notice that Buyer will seek additional inspections. If Buyer gives timely notice of additional inspections, Buyer shall have 5 (5 days if not filled in) after giving the notice to obtain the additional inspection(s) as recommended by the inspector.

ZS 04/25/2022

Buyer's Initials

Date

Buyer's Initials

Date

JLF Seller's Initials

Date

Seller's Initials

Date

Form 35
Inspection Addendum
Rev. 3/21
Page 2 of 2

INSPECTION ADDENDUM TO PURCHASE AND SALE AGREEMENT

Continued

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

6. BUYER'S REQUESTS FOR REPAIRS OR MODIFICATIONS. If Buyer requests repairs or modifications pursuant to Paragraph 3, the parties shall negotiate as set forth in this Paragraph 6. Buyer's initial request and Seller's response made in accordance with the following procedures are irrevocable for the time period provided.

a. Seller's Response to Request for Repairs or Modifications. Seller shall have 3 days (3 days if not filled in) after receipt of Buyer's request for repairs or modifications to give notice that Seller (i) agrees to the repairs or modifications proposed by Buyer; (ii) agrees to some of the repairs or modifications proposed by Buyer; (iii) rejects all repairs or modifications proposed by Buyer; or (iv) offers different or additional repairs or modifications. If Seller agrees to the terms of Buyer's request for repairs or modifications, this contingency shall be satisfied and Buyer's Reply shall not be necessary. If Seller does not agree to all of Buyer's repairs or modifications, Buyer shall have an opportunity to reply, as follows:

b. Buyer's Reply. If Seller does not agree to all of the repairs or modifications proposed by Buyer, Buyer shall have 3 days (3 days if not filled in) from either the day Buyer receives Seller's response or, if Seller fails to timely respond, the day Seller's response period ends, whichever is earlier, to (i) accept the Seller's response at which time this contingency shall be satisfied; (ii) agree with the Seller on other remedies; or (iii) disapprove the inspection and terminate the Agreement, in which event, the Earnest Money shall be refunded to Buyer.

ATTENTION BUYER: These time periods for negotiating repairs or modifications shall not repeat. The parties must either reach a written agreement or Buyer must terminate this Agreement by the Buyer's Reply deadline set forth in Paragraph 6(b). Buyer's inaction during Buyer's reply period shall result in waiver of this inspection condition, in which case Seller shall not be obligated to make any repairs or modifications whatsoever and this contingency shall be deemed waived.

7. REPAIRS. If Seller agrees to make the repairs proposed by Buyer, then repairs shall be accomplished at Seller's expense in a commercially reasonable manner and in accordance with all applicable laws no fewer than 3 days (3 days if not filled in) prior to the Closing Date. In the case of hazardous materials, "repair" means removal or treatment (including but not limited to removal or, at Seller's option, decommissioning of any oil storage tanks) of the hazardous material at Seller's expense as recommended by and under the direction of a professional selected by Seller. Seller's repairs are subject to re-inspection and approval, prior to Closing, by the inspector who recommended the repair, if Buyer elects to order and pay for such re-inspection. If Buyer agrees to pay for any repairs prior to Closing, the parties are advised to seek the counsel of an attorney to review the terms of that agreement.

8. OIL STORAGE TANKS. Any inspection regarding oil storage tanks or contamination from such tanks shall be limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise agreed in writing by Buyer and Seller.

9. ON-SITE SEWAGE DISPOSAL SYSTEMS ADVISORY. Buyer is advised that on-site sewage disposal systems, including "septic systems," are subject to strict governmental regulation and occasional malfunction and even failure. Buyer is advised to consider conducting an inspection of any on-site sewage system in addition to the inspection of the Property provided by this Form 35 by including an appropriate on-site sewage disposal inspection contingency such as NWMLS Form 22S (Septic Addendum).

10. ☐ NEIGHBORHOOD REVIEW CONTINGENCY. If the box is checked, Buyer's inspection includes Buyer's subjective satisfaction that the conditions of the neighborhood in which the Property is located are consistent with the Buyer's intended use of the Property (the "Neighborhood Review"). The Neighborhood Review may include Buyer's investigation of the schools, proximity to bus lines, availability of shopping, traffic patterns, noise, parking and investigation of other neighborhood, environmental and safety conditions the Buyer may determine to be relevant in deciding to purchase the Property. If Buyer does not give notice of disapproval of the Neighborhood Review within (3 days if not filled in) of mutual acceptance of the Agreement, then this Neighborhood Review condition shall conclusively be deemed satisfied (waived). If Buyer gives a timely notice of disapproval, then this Agreement shall terminate and the Earnest Money shall be refunded to Buyer.

JS 04/25/2022

Buyer's Initials

Date

Buyer's Initials

Date

JS

Seller's Initials

Date

Seller's Initials

Date

Form 22K
Identification of Utilities Addendum
Rev. 3/21
Page 1 of 1

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

IDENTIFICATION OF UTILITIES ADDENDUM TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated 04/25/22 1

between Zillehuma Shakir [REDACTED] ("Buyer") 2

and Jacarac L. Fairbanks ("Seller") 3

concerning 18610 85th Ave E Puyallup WA 98375 (the "Property"). 4

Pursuant to RCW 60.80, Buyer and Seller request the Closing Agent to administer the disbursement of closing funds 5
necessary to satisfy unpaid utility charges, if any, affecting the Property. The names and addresses of all utilities 6
providing service to the Property and having lien rights are as follows: 7

WATER DISTRICT: Rainier Water 253-573-6634 8

Name e-mail or website (optional) 9

Address 10

City, State, Zip Fax No. (optional) 11

SEWER DISTRICT: Pierce County Sewer 253-798-4020 11

Name e-mail or website (optional) 12

Address 13

City, State, Zip Fax No. (optional) 14

Name e-mail or website (optional) 15

Address 16

City, State, Zip Fax No. (optional) 17

Lemay 253-875-5053 17

Name e-mail or website (optional) 18

Address 19

City, State, Zip Fax No. (optional) 20

TPU 253-502-8600 20

Name e-mail or website (optional) 21

Address 22

City, State, Zip Fax No. (optional) 23

GAS: PSE 1-888-225-5773 23

Name e-mail or website (optional) 24

Address 25

City, State, Zip Fax No. (optional) 26

SPECIAL DISTRICT(S): 26
(local improvement districts or
utility local improvement districts)

Name e-mail or website (optional) 27

Address 28

City, State, Zip Fax No. (optional) 29

If the above information has not been filled in at the time of mutual acceptance of this Agreement, then (1) 29
within _____ days (5 if not filled in) of mutual acceptance of this Agreement, Seller shall provide the Listing 30
Broker or Buyer Broker with the names and addresses of all utility providers having lien rights affecting the Property 31
and (2) Buyer and Seller authorize Listing Broker or Buyer Broker to insert into this Addendum the names and 32
addresses of the utility providers identified by Seller. 33

Nothing in this Addendum shall be construed to diminish or alter the Seller's obligation to pay all utility charges 34
(including unbilled charges). Buyer understands that the Listing Broker and Buyer Broker are not responsible for, or 35
to insure payment of, Seller's utility charges. 36

ZC 04/25/22 UF 04/22/2022
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

BANKRUPTCY ADDENDUM

This Addendum to PSA Specific Terms ("Addendum") is entered into this day of 04/25/22, with respect to United States Bankruptcy Court for the Western District of Washington at Tacoma, Case No. 19-41417 by and between Jacarae Fairbanks ("Seller") and Zillehuma Shakir ("Buyer").

1. This is an addendum to the Residential Real Estate Purchase and Sale Agreement and said agreement and any and all addenda thereto, including this Addendum, shall be referred to as the "Sale Agreement".

To the extent the terms of this Addendum contradict or conflict with the terms of the Residential Real Estate Purchase and Sale Agreement Specific Terms, this Addendum controls.

2. The sale of the property addressed herein is subject to Bankruptcy Court approval in the bankruptcy proceeding identified above, upon notice and hearing and the Seller's rights and obligations hereunder are subject to Seller obtaining Bankruptcy Court approval to sell and transfer the property subject hereto, free and clear of liens and encumbrances, with liens and encumbrances to attach to the proceeds thereof as evidenced by a final, non-appealed order.

3. Within forty-eight (48) hours of the mutual execution of the Sale Agreement and this Addendum, Buyer shall deliver to Listing Agent's office a certified or cashier's check in the amount of \$188.00 payable to "the Law Offices of David Smith, PLLC, Seller's bankruptcy attorney, to cover the costs of filing the necessary motion with the United States Bankruptcy Court to approve the sale contemplated hereunder. The \$188.00 is absolutely non-refundable to Buyer, but said amount will be applied to the purchase price upon closing. In the event Buyer fails to deliver the \$188.00 as provided hereunder, this Sale Agreement shall terminate at _____.

4. The property subject hereto is being sold and is accepted by Buyer "AS IS, WHERE IS" without any warranties or representations of any kind or nature, either expressed or implied, except as expressly provided in the Addendum.

5. Buyer may not rely on Seller, Seller's agents, Buyer's agents, or the bankruptcy debtors as to the condition of the property and no person acting on behalf of Seller is authorized to make any such representation, agreement, statement, warranty, guaranty or promise regarding the property or any aspect of the property.

6. In the event of Seller's default under the Sale Agreement, Buyer's recourse is absolutely limited to return of any refundable earnest money, less applicable charges or costs of Buyer.

7. The purchase price shall be paid in cash at closing. Seller shall not carry any portion of the purchase price. Buyer shall be responsible to pay any and all of Buyer's expenses associated with Buyer's loan or financing, including loan costs, creditor report, appraisal charge, lender's title policy and other associated expenses or costs, unless specifically agreed otherwise, signed by the Trustee and approved by Bankruptcy Court.

8. The property and the grounds will not be maintained by Seller pending closing.

9. The United States Bankruptcy Court for the Western District of Washington at Tacoma retains exclusive jurisdiction over the property subject hereto and any and all issues arising hereunder, including but not limited to any dispute between parties under the Sale Agreement and the Addendum.

10. Buyer accepts the property subject to any and all conditions disclosed in any inspection or pest inspection regarding the property and Seller is under no obligation to make any repairs to the

SELLER:

Lucerne L Fairbanks

DATED: 04/22/22

Zillkuma Shakir

04/25/22

NAME: _____

DATED: 04/25/22

EVIDENCE OF FUNDS ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated April 25, 2022 1
between Zillehuma Shakir ("Buyer") 2
Buyer Buyer
and Jacarae L Fairbanks ("Seller") 3
Seller Seller
concerning 18610 85th Ave E Puyallup WA 98375 (the "Property"). 4
Address City State Zip

1. DEFINITIONS.

- a. "Evidence" means document(s) from a financial institution(s) in the United States showing that Buyer has sufficient cash or cash equivalent in United States funds. 6 7
- b. "Non-Contingent Funds" means funds that Buyer currently has in its possession and for which there is no contingency, such as financing (NWMLS Form 22A or equivalent), sale of Buyer's property (NWMLS Form 22B or equivalent), or pending sale of Buyer's property (NWMLS Form 22Q or equivalent). 8 9 10
- c. "Contingent Funds" means funds that Buyer does not currently have, but expects to receive from another source prior to Closing, and for which there is no contingency, such as a loan, proceeds from the sale of other property or stock, retirement funds, foreign funds, a gift, or future earnings. 11 12 13

2. ☒ EVIDENCE OF NON-CONTINGENT FUNDS. Buyer is relying on Non-Contingent Funds for payment of the Purchase Price. Buyer shall provide Evidence to Seller of such funds within 1 days (3 days if not filled in) of mutual acceptance. Unless Buyer discloses other sources of funds for the payment of the Purchase Price, Buyer represents that the Non-Contingent Funds are sufficient to pay the Purchase Price. Buyer shall not use such Non-Contingent Funds for any purpose other than the purchase of the Property without Seller's prior written consent. If Buyer fails to timely provide such Evidence, Seller may give notice terminating this Agreement any time before such Evidence is provided. Upon Seller's notice of termination under this Addendum, the Earnest Money shall be refunded to Buyer. 14 15 16 17 18 19 20 21

3. ☐ DISCLOSURE OF CONTINGENT FUNDS. Buyer is relying on Contingent Funds for the Purchase Price: 22

- ☐ Loan: _____ 23
- ☐ Sale of the following owned by Buyer: _____ 24
- ☐ Gift of \$ _____ from _____ 25
- ☐ Funds not readily convertible to liquid United States funds (describe): _____ 26
_____ 27
- ☐ Other (describe): _____ 28

Buyer shall provide Evidence to Seller _____ days (10 days if not filled in) prior to Closing that the funds relied upon in Section 3 have been received or are immediately available to Buyer. If Buyer fails to timely provide such Evidence, Seller may give notice terminating this Agreement any time before such Evidence is provided. Buyer shall provide Seller with additional information about such funds as may be reasonably requested by Seller from time to time. Upon Seller's notice of termination under this Addendum, the Earnest Money shall be refunded to Buyer. 29 30 31 32 33 34

If Buyer disclosed that Buyer is obtaining a loan, Seller shall permit an appraisal of the Property and inspections required by lender, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller is not obligated to pay for such inspections unless otherwise agreed. 35 36 37

4. BUYER DEFAULT. If Buyer fails to timely close because the Contingent Funds identified in Section 3 are not available by Closing, Buyer shall be in default and Seller shall be entitled to remedies as provided for in the Agreement. 38 39 40

2S _____ JS _____
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

P.O. Box 196613 Anchorage, Alaska 99519-6613
www.alaskausa.org

ACCOUNT	10-10078
STATEMENT PERIOD	
FROM	03-15-22
THROUGH	04-14-22
PAGE	1

ZILLE H SHAKIR
24303 184TH AVE SE
COVINGTON WA 98042-4891

Authentic  ZS

Authentic
ILF

SHARE ACCOUNTS		DIVIDENDS YEAR-TO-DATE	WITHHOLDING YEAR-TO-DATE	PREVIOUS BALANCE	NEW BALANCE
10	PRM BAV	12.58	0.00	50,248.18	53,690.81
70	CONV CHEK	0.00	0.00	255.16	400.00
TOTAL SHARE ACCOUNTS					54,090.81
LOANS		SCHEDULED PAYMENT AMOUNT	NEXT PAYMENT DUE DATE	NEW BALANCE	
01	2019 HYUNDAI KONA AWD	440.22	05-04-22	10,533.08	

Effective	Posted	TRANSACTION DESCRIPTION	AMOUNT	BALANCE	EXPANDED TRANSACTION DESCRIPTION
		PREVIOUS BALANCE		50248.18	
03-17	03-16	DEPOSIT ACH KROGER FMHR	900.00	51148.18	TYPE: PAYROLL CO: KROGER FMHR
03-24	03-23	DEPOSIT ACH KROGER FMHR	900.00	52048.18	TYPE: PAYROLL CO: KROGER FMHR
03-26	03-26	WITHDRAWAL ULTRABRANCH-PC TRANSFER TO SHARE 70	1000.00 -	51048.18	
03-26	03-26	WITHDRAWAL ULTRABRANCH-PC TRANSFER	63.00 -	50985.18	TO LOAN #XXXXXXXXXX9742
03-31	03-30	DEPOSIT ACH KROGER FMHR	900.00	51885.18	TYPE: PAYROLL CO: KROGER FMHR
03-31	03-31	DEPOSIT DIVIDEND 0.100%	12.39	51897.57	ANNUAL PERCENTAGE YIELD EARNED 0.10% FROM 01/01/22 THROUGH 03/31/22 BASED ON AVERAGE DAILY BALANCE OF 50,241.21
04-04	04-04	WITHDRAWAL TRANSFER TO SHARE 70	6.76 -	51890.81	
04-07	04-06	DEPOSIT ACH KROGER FMHR	900.00	52790.81	TYPE: PAYROLL CO: KROGER FMHR
04-14	04-13	DEPOSIT ACH KROGER FMHR	900.00	53690.81	TYPE: PAYROLL CO: KROGER FMHR
		NEW BALANCE		53690.81	
		DIVIDEND YEAR TO DATE	12.39		

BALANCES DURING THIS STATEMENT:

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
03-15	245.22	03-16	445.22	03-23	645.22
03-24	341.22	03-26	679.24	03-27	233.46
03-30	433.46	04-04	0.00	04-06	200.00
04-13	400.00				

CHECKS IN NUMERICAL ORDER: (0 TOTALING \$ 0.00)

OTHER WITHDRAWALS/DEBITS: (6 TOTALING \$ 1861.92)

Effective	Posted	DESCRIPTION	AMOUNT
03-15	03-15	WITHDRAWAL POS #207400067437 FRED-MEYER #0028 FRED MEYER 028 BURIE WA	9.94
03-24	03-24	WITHDRAWAL AT ATM #208300005511 EVERI 2402 AUBURN WAY SOUTH AUBURN WA	304.00
03-28	03-28	WITHDRAWAL DEBIT CARD PURCHASE	550.00
		03/28 PURCH 2270120208510000018828 18009505114 CITIBANK, N.A. SIOUX FALLS SD	

COPY

ALASKA USA FEDERAL CREDIT UNION
PO Box 198613 Anchorage, Alaska 99519-6613
www.alaskausa.org

STATEMENT OF ACCOUNT
ACCOUNT **4010073**
STATEMENT PERIOD
FROM 03-15-22
THROUGH 04-14-22
PAGE 2

CONV CHEK - 70 (CONTINUED)

Effective	Posted	DESCRIPTION	AMOUNT
03-28	03-28	WITHDRAWAL DEBIT CARD PURCHASE	111.98
		03/26 PURCH 2494166208520852508373 REPUBLIC SERVICES TRASH 866-576-5548 AZ	
03-27	03-27	WITHDRAWAL DEBIT CARD PURCHASE	445.78
		03/26 PURCH 2449215208520852371748 PUGET SOUND ENERGY INC 425-454-8363 WA	
04-04	04-04	WITHDRAWAL TRANSFER TO LOAN 01	440.22

DEPOSITS/OTHER CREDITS: (7 TOTALING \$ 2006.76)

Effective	Posted	DESCRIPTION	AMOUNT
03-17	03-16	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
03-24	03-23	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
03-28	03-28	DEPOSIT ULTRABRANCH-PC TRANSFER FROM SHARE 10	1000.00
03-31	03-30	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
04-04	04-04	DEPOSIT TRANSFER FROM SHARE 10	6.76
04-07	04-06	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
04-14	04-13	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00

CHECKING SUMMARY:

PREVIOUS BALANCE	255.16
PLUS 7 DEPOSITS/OTHER CREDITS TOTALING	2006.76
LESS 0 CHECKS TOTALING	0.00
LESS 6 OTHER WITHDRAWALS/DEBITS TOTALING	1851.92
NEW BALANCE	400.00

LOAN - 01 (2019 HYUNDAI KONA AWD) 4.100%

Effective	Posted	TRANSACTION DESCRIPTION	AMOUNT	PRINCIPAL	FINANCE CHARGE	LATE FEE	BALANCE
		PREVIOUS BALANCE					10935.20
		NEW BALANCE				0.00	10533.06
		INTEREST YEAR TO DATE	156.89				10533.06

ALASKA USA FEDERAL CREDIT UNION

PLEASE USE ALASKA USA'S ULTRABRANCH SERVICE
TO CONFIRM AUTOMATIC TRANSFERS AND DEPOSITS
alaskausa.org * (888) 258-7228 or (907) 258-7228

FOR OTHER QUESTIONS, CALL THE MEMBER SERVICE CENTER
(800) 525-9094 or (907) 563-4567 • TTY/Hearing Impaired (800) 742-7084
24 hours a day, 7 days a week

TO PROVIDE WRITTEN NOTICE REGARDING ERRORS OR QUESTIONS, SEND INQUIRIES TO:

Alaska USA Federal Credit Union
P.O. Box 196813
Anchorage, Alaska 99519-6813

- INCLUDE:
1. Your name and account number.
 2. The transaction involved, including the date and check number, if applicable.
 3. The dollar amount of the check, transaction, or suspected error.
 4. A detailed description of the question, error, or other problem.

*** In Case of Errors or Questions About Your Share Accounts:** Call us at the above number or write us at the above address as soon as you can if you think your statement is wrong or if you need more information about a transaction on the statement. You must notify Alaska USA of errors or other problems IN WRITING no later than sixty (60) days after the FIRST statement of account containing an error or problem is made available to you. However, if the error or problem involves more than one unauthorized signature or alteration by the same individual, you must notify Alaska USA IN WRITING no later than thirty (30) days after the FIRST statement containing the FIRST unauthorized transaction is made available to you. If you do not notify the credit union IN WRITING within these established time frames, you will have waived your right to assert any claim against Alaska USA for errors, unauthorized transactions or signatures, alterations or other problems; and Alaska USA shall not be liable for these or any related payments or charges made from or to your account.

*** In Case of Errors or Questions About Your Electronic Transfers:** Call us at the above number or write us at the above address as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt.

	Consumer Accounts	Accounts
We must hear from you:	No later than sixty (60) days after the FIRST statement on which the error or problem occurred is made available to you.	No later than one (1) business day after the effective date of the transaction.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the funds during the time it takes us to complete our investigation. (Business days are Monday through Friday, excluding Federal holidays.)

*** In Case of Errors or Questions About Your Credit Line Loan Bill and Statement:** If you think your bill and statement is wrong, or if you need more information about a transaction on your bill and statement, WRITE us on a separate sheet at the above address as soon as possible. We must hear from you no later than sixty (60) days after the FIRST bill and statement on which the error or problem appeared is made available to you. You may call us, but doing so will not preserve your rights.

You do not have to pay any amount in question while we are investigating your claim, but you are still obligated to pay the parts of your bill that are not in question. During the investigation, we cannot report you as delinquent or take any action to collect the amount in question.

IMPORTANT INFORMATION REGARDING CREDIT LINE LOAN BILL AND STATEMENT

*** Outstanding Loan Balance:** The outstanding loan balance is the unpaid loan balance at the close of each calendar day after all payments and advances for the day have been posted to the account.

*** Finance Charges:** Finance charges are calculated whenever any change in the outstanding loan balance occurs by multiplying the outstanding loan balance by the annual percentage rate (calculated as daily factor) times the number of days the loan balance was outstanding since the last payment or advance. Finance charges are assessed upon receipt or payments.

*** Late Fees:** Loans in default seven (7) days or more will be assessed a late fee of 20% of the interest due upon receipt of payment with a minimum of five (5) cents and a maximum of \$25.00. There is no maximum late fee on loans in default three (3) payments or more.

* Minimum Payment:


*** Unsecured credit line loans:** A minimum scheduled payment is due each billing cycle, whether or not the loan was paid ahead or the balance increased during the cycle. This minimum payment shall be \$10.00 or 3% of the outstanding balance, whichever is greater, plus any amount in excess of the authorized credit limit at the time of billing.

*** Secured credit line loans:** A minimum scheduled payment is due each billing cycle, whether or not the loan was paid ahead or the balance increased during the cycle. The minimum payment shall be \$25.00 or 1.5% of the outstanding balance, whichever is greater, plus any amount in excess of the authorized credit limit at the time of billing.

*** Prepayments:** Credit line loans may be paid in full or prepaid in any amount at any time.

COPY

ALASKA USA FEDERAL CREDIT UNION
PO Box 196613 Anchorage, Alaska 99519-6613
www.alaskausa.org

STATEMENT OF ACCOUNT
ACCOUNT 
STATEMENT PERIOD
FROM 02-15-22
THROUGH 03-14-22
PAGE 1

ZILLE H SHAKIR
24303 184TH AVE SE
COVINGTON WA 98042-4831

ACCOUNT SUMMARY

SHARE ACCOUNTS		DIVIDENDS YEAR-TO-DATE	WITHHOLDING YEAR-TO-DATE	PREVIOUS BALANCE	NEW BALANCE
10	PREM SAV	0.00	0.00	49,648.18	50,248.18
70	CONV CHEK	0.00	0.00	483.48	255.16
TOTAL SHARE ACCOUNTS					50,503.34

LOANS		SCHEDULED PAYMENT AMOUNT	NEXT PAYMENT DUE DATE	NEW BALANCE
01	2019 HYUNDAI KONA AWD	440.22	04-04-22	10,935.20

PREM SAV - 10

Effective	Posted	TRANSACTION DESCRIPTION	AMOUNT	NEW BALANCE	DEBITED PAYROLL CO: KROGER FMHR
		PREVIOUS BALANCE		49648.18	
02-17	02-16	DEPOSIT ACH KROGER FMHR	900.00	50548.18	TYPE: PAYROLL CO: KROGER FMHR
02-23	02-23	WITHDRAWAL ACH ROBINHOOD	1000.00	49548.18	TYPE: DEBITS CO: ROBINHOOD
02-23	02-23	WITHDRAWAL ACH ROBINHOOD	1000.00	48548.18	TYPE: DEBITS CO: ROBINHOOD
02-24	02-23	DEPOSIT ACH KROGER FMHR	900.00	49448.18	TYPE: PAYROLL CO: KROGER FMHR
03-01	03-01	WITHDRAWAL ACH ROBINHOOD	1000.00	48448.18	TYPE: DEBITS CO: ROBINHOOD
03-03	03-02	DEPOSIT ACH KROGER FMHR	900.00	49348.18	TYPE: PAYROLL CO: KROGER FMHR
03-10	03-09	DEPOSIT ACH KROGER FMHR	900.00	50248.18	TYPE: PAYROLL CO: KROGER FMHR
		NEW BALANCE		50248.18	

DIVIDEND YEAR TO DATE 0.00

CONV CHEK 70

BALANCES DURING THIS STATEMENT:

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
02-15	483.48	02-16	583.48	02-19	518.99
02-23	718.99	02-26	588.99	02-28	422.99
03-02	622.99	03-04	182.77	03-09	382.77
03-12	298.71	03-13	255.16		

CHECKS IN NUMERICAL ORDER: (0 TOTALING \$ 0.00)

OTHER WITHDRAWALS/DEBITS: (7 TOTALING \$ 1028.32)

Effective	Posted	DESCRIPTION	AMOUNT
02-19	02-19	WITHDRAWAL DEBIT CARD PURCHASE	184.49
02-26	02-26	02/19 PURCH 2449215205020502171884 AIRBNB HM8AKWRRPS AIRBNB.COM CA	
02-26	02-26	WITHDRAWAL ULTRABRANCH-PC TRANSFER TO LOAN #####9742	150.00
02-26	02-28	WITHDRAWAL DEBIT CARD PURCHASE	146.00
02-28	02-28	02/28 PURCH 24906412015920593614166 NCOURT *WAKENT 844-4008880 WA	
03-12	03-12	WITHDRAWAL POS #207118784057 99 RANCH #1791 KENT WA	31.99
03-12	03-12	WITHDRAWAL POS #207122347520 ARCO#07073ARCO #07073 COVINGTON WA	52.07
03-13	03-13	WITHDRAWAL DEBIT CARD PURCHASE	43.55
		03/12 PURCH 2493487207120722901705 INTERNATIONAL FOOD BAZAAR KENT WA	

COPY

ALASKA USA FEDERAL CREDIT UNION
PO Box 196613 Anchorage, Alaska 99519-6613
www.alaskausa.org

STATEMENT OF ACCOUNT
ACCOUNT 4848073
STATEMENT PERIOD
FROM 02-15-22
THROUGH 03-14-22
PAGE 2

CONV CHEK - 70 (CONTINUED)

DEPOSITS/OTHER CREDITS: (4 TOTALING \$ 800.00)

Effective	Posted	DESCRIPTION	AMOUNT
02-17	02-16	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
02-24	02-23	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
03-03	03-02	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00
03-10	03-09	DEPOSIT ACH KROGER FMHR TYPE: PAYROLL CO: KROGER FMHR	200.00

CHECKING SUMMARY:

PREVIOUS BALANCE	483.48
PLUS 4 DEPOSITS/OTHER CREDITS TOTALING	800.00
LESS 0 CHECKS TOTALING	0.00
LESS 7 OTHER WITHDRAWALS/DEBITS TOTALING	1028.32
NEW BALANCE	255.16

LOAN - 01 (2019 HYUNDAI KONA AWD) 4.100%

Effective	Posted	TRANSACTION DESCRIPTION	AMOUNT	PRINCIPAL	FINANCE CHARGE	LATE FEE	BALANCE
		PREVIOUS BALANCE					11339.75
03-04	03-04	PAYMENT TRANSFER FROM SHARE 70	440.22	404.55 -	35.67	0.00	10935.20
		NEW BALANCE					10935.20
		INTEREST YEAR TO DATE	118.81				

ALASKA USA FEDERAL CREDIT UNION

PLEASE USE ALASKA USA'S ULTRABRANCH SERVICE
TO CONFIRM AUTOMATIC TRANSFERS AND DEPOSITS
alaskausa.org * (888) 258-7228 or (907) 258-7228

FOR OTHER QUESTIONS, CALL THE MEMBER SERVICE CENTER
(800) 525-9094 or (907) 563-4567 * TTY/Hearing Impaired (800) 742-7084
24 hours a day, 7 days a week

TO PROVIDE WRITTEN NOTICE REGARDING ERRORS OR QUESTIONS, SEND INQUIRIES TO:

Alaska USA Federal Credit Union
P.O. Box 196613
Anchorage, Alaska 99519-6613

- INCLUDE:
1. Your name and account number.
 2. The transaction involved, including the date and check number, if applicable.
 3. The dollar amount of the check, transaction, or suspected error.
 4. A detailed description of the question, error, or other problem.

* **In Case of Errors or Questions About Your Share Accounts:** Call us at the above number or write us at the above address as soon as you can if you think your statement is wrong or if you need more information about a transaction on the statement. You must notify Alaska USA of errors or other problems **IN WRITING** no later than sixty (60) days after the FIRST statement of account containing an error or problem is made available to you. However, if the error or problem involves more than one unauthorized signature or alteration by the same individual, you must notify Alaska USA **IN WRITING** no later than thirty (30) days after the FIRST statement containing the FIRST unauthorized transaction is made available to you. If you do not notify the credit union **IN WRITING** within these established time frames, you will have waived your right to assert any claim against Alaska USA for errors, unauthorized transactions or signatures, alterations or other problems; and Alaska USA shall not be liable for these or any related payments or charges made from or to your account.

* **In Case of Errors or Questions About Your Electronic Transfers:** Call us at the above number or write us at the above address as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt.

Consumer Accounts		
We must hear from you:	No later than sixty (60) days after the FIRST statement on which the error or problem occurred is made available to you.	No later than one (1) business day after the effective date of the transaction.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the funds during the time it takes us to complete our investigation. (Business days are Monday through Friday, excluding Federal holidays.)

* **In Case of Errors or Questions About Your Credit Line Loan Bill and Statement:** If you think your bill and statement is wrong, or if you need more information about a transaction on your bill and statement, **WRITE** us on a separate sheet at the above address as soon as possible. We must hear from you no later than sixty (60) days after the FIRST bill and statement on which the error or problem appeared is made available to you. You may call us, but doing so will not preserve your rights.

You do not have to pay any amount in question while we are investigating your claim, but you are still obligated to pay the parts of your bill that are not in question. During the investigation, we cannot report you as delinquent or take any action to collect the amount in question.

IMPORTANT INFORMATION REGARDING CREDIT LINE LOAN BILL AND STATEMENT

- * **Outstanding Loan Balance:** The outstanding loan balance is the unpaid loan balance at the close of each calendar day after all payments and advances for the day have been posted to the account.
- * **Finance Charges:** Finance charges are calculated whenever any change in the outstanding loan balance occurs by multiplying the outstanding loan balance by the annual percentage rate (calculated as daily factor) times the number of days the loan balance was outstanding since the last computation of finance charges. Finance charges are collected upon receipt of payments.
- * **Late Fees:** Loans in default seven (7) days or more will be assessed a late fee of 20% of the interest due upon receipt of payment with a minimum of five (5) cents and a maximum of \$25.00. There is no maximum late fee on loans in default three (3) payments or more.
- * **Minimum Payment:**
 - * **Unsecured credit line loans:** A minimum scheduled payment is due each billing cycle, whether or not the loan was paid ahead or the balance increased during the cycle. This minimum payment shall be \$10.00 or 3% of the outstanding balance, whichever is greater, plus any amount in excess of the authorized credit limit at the time of billing.
 - * **Secured credit line loans:** A minimum scheduled payment is due each billing cycle, whether or not the loan was paid ahead or the balance increased during the cycle. The minimum payment shall be \$25.00 or 1.5% of the outstanding balance, whichever is greater, plus any amount in excess of the authorized credit limit at the time of billing.
- * **Prepayments:** Credit line loans may be paid in full or prepaid in any amount at any time.

Form 65B
Rental – Delayed Occupancy
Rev. 8/21
Page 1 of 2

RENTAL AGREEMENT
Seller Occupancy After Closing

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Notice: There are many risks associated with giving a seller the right to occupy a property as a tenant after closing. If a seller fails to vacate the property upon the termination of this rental agreement, a buyer may have limited rights to remove the seller from the property. A buyer should consult with an attorney before entering into an agreement that provides a seller with occupancy after closing.

Date: 4/25/2022 1

Tenant(s) Jacarae L Fairbanks 2
Seller/Tenant Seller/Tenant

agree(s) to rent from Landlord Zillehuma Shakir 3
Buyer/Landlord Buyer/Landlord

the property commonly known as 18610 85th Ave E Puyallup 4
Address City

WA 98375 Pierce (the "Property") on the following terms and conditions: 5
State Zip County

1. **RENT.** The rent shall be \$ 5.00 per Through June 30, 2022 . 6

Rent shall be payable to Zillehuma Shakir 7

at _____ 8

Other: _____ 9

2. **POSSESSION.** Tenant is entitled to possession on the closing of the sale of the Property from Tenant (Seller) to Landlord (Buyer). If the sale does not close, then this Agreement is void. 10 11

3. **TERM.** This Agreement shall terminate on 6/30/2022 ("Termination Date"). Upon termination, any advance rent shall be pro-rated on a daily basis, and the unused portion refunded to Tenant immediately upon Tenant's vacating the Property. If Tenant holds over without the written consent of Landlord, Tenant shall be liable for rent and all other damages sustained by Landlord because of such holdover to the extent permitted by applicable laws. 12 13 14 15

Tenant hereby acknowledges and agrees that pursuant to this Paragraph 3, Landlord has provided to Tenant the requisite advance written notice that: (i) the tenancy granted hereunder shall automatically expire and/or terminate upon the Termination Date without further notice to Tenant, (ii) Tenant is not entitled to any rights to extend the Termination Date or to continue to occupy or use the Property beyond the Termination Date, (iii) Tenant must immediately vacate and surrender the Property to Landlord on the Termination Date as further provided in this Agreement, and (iv) this notice to Tenant shall constitute personal delivery to Tenant consistent with RCW 59.12.040. 16 17 18 19 20 21

4. **INSURANCE.** Landlord agrees to insure the Property against fire and other normal casualties. All proceeds of any such policy shall be payable to Landlord alone. Landlord shall have no responsibility for insuring anything in or on the Property which belongs to Tenant. Tenant is advised that renter's insurance is available to Tenant for coverage related to liability for bodily injury, property damage, and for the theft, loss, or damage to Tenant's personal property. 22 23 24 25 26


5. **UTILITIES.** Tenant agrees to pay for all utilities, including garbage collection charges, during the term of the Agreement. 27 28

6. **IMPROVEMENTS.** Tenant shall not be entitled to make any improvements or alterations to the Property, including painting, during the term of this Agreement, without the written permission of Landlord. Tenant will return the Property to Landlord in as good a condition as it presently is, ordinary wear and tear excepted. 29 30 31


7. **SUBLETTING OR ASSIGNMENT.** Tenant may not sublet the Property and may not assign Tenant's rights under this Agreement. 32 33

8. **CITY OF SEATTLE RENTAL REGULATION ORDINANCE.** If the Property is located within the City of Seattle, then a copy of a summary of city and state landlord/tenant laws is attached. Tenant hereby acknowledges receipt of a copy of the summary. 34 35 36

9. **RELEASE OF REAL ESTATE FIRMS.** Landlord and Tenant release all real estate firms and brokers involved with this Agreement between Landlord and Tenant and agree to indemnify all real estate firms and brokers from any and all claims arising under this Agreement. 37 38 39

 _____
Landlord's Initials Date

Landlord's Initials Date

 _____
Tenant's Initials Date

Tenant's Initials Date

Form 65B
Rental – Delayed Occupancy
Rev. 8/21
Page 2 of 2

RENTAL AGREEMENT
Seller Occupancy After Closing
(Continued)

©Copyright 2021
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

- 10. ATTORNEYS' FEES.** In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay reasonable attorneys' fees. In the event of a trial, the amount of fees shall be as fixed by the Court.
- 11. SMOKE DETECTOR.** Tenant acknowledges and Landlord certifies that the Property is equipped with a smoke detector(s) as required by RCW 43.44.110 and that the detector(s) has/have been tested and is/are operable. It is Tenant's responsibility to maintain the smoke detector(s) as specified by the manufacturer, including replacement of batteries, if required. In addition, if the Property is a multi-family building (more than one unit), Landlord makes the following disclosures:
- (a) The smoke detection device is ☐ hard-wired ☒ battery operated.
 - (b) The Building ☐ does ☒ does not have a fire sprinkler system.
 - (c) The Building ☐ does ☒ does not have a fire alarm system.
 - (d) ☒ The building has a smoking policy, as follows:

no smoking

☐ The building does not have a smoking policy.
 - (e) ☐ The building has an emergency notification plan for occupants, a copy of which is attached to this Agreement.
☒ The building does not have an emergency notification plan for occupants.
 - (f) ☐ The building has an emergency relocation plan for occupants, a copy of which is attached to this Agreement.
☒ The building does not have an emergency relocation plan for occupants.
 - (g) ☐ The building has an emergency evacuation plan for occupants, a copy of which is attached to this Agreement.
☐ The building does not have an emergency evacuation plan for occupants.
- Tenant hereby acknowledges receipt of a copy of the building's emergency evacuation routes.
- 12. CARBON MONOXIDE ALARMS.** Landlord shall equip the Property with carbon monoxide alarm(s) in accordance with the state building code as required by RCW 19.27.530. The parties acknowledge that the real estate firms and brokers are not responsible for ensuring that Landlord complies with RCW 19.27.530.
- 13. LEAD-BASED PAINT.** If the Property includes housing that was built before 1978, then the Addendum entitled "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" (NWMLS Form 22J Lease or equivalent), must be attached to this Agreement unless this lease/rental transaction is exempt from all applicable federal regulations.
- 14. MOLD DISCLOSURE.** Tenant acknowledges receipt of the pamphlet entitled "A Brief Guide to Mold, Moisture, and Your Home."
- 15. OTHER.**

Authentisign
Zillehuma Shakir

Authentisign
Jacarrae L Fairbanks

Landlord

Date

Tenant

Date

Landlord

Date

Tenant

Date

EXHIBIT - A
LEGAL DESCRIPTION

LOT 21 OF COUNTRY ROSE, AS PER PLAT RECORDED SEPTEMBER 11, 2002 UNDER RECORDING NO. 200209115012, RECORDS OF PIERCE COUNTY AUDITOR;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

[Redacted]

[Redacted] *JH*

3/30/22

EXHIBIT B

File No./Escrow No.: 22-336082
Officer/Escrow Officer: Maschel Halverson

WFG National Title Company of
Washington, LLC
2102 N Pearl Street
Suite 105
Tacoma, WA 98406

Property Address: 18610 85TH AVENUE E
PUYALLUP, WA 98375 (PIERCE)
(6024040310)

Buyer: ZILLEHUMA SHAKIR
24303 184th Ave SE
Kent, WA 98042

Seller: FOR THE BANKRUPTCY ESTATE OF JACARAE L FAIRBANKS, BANKRUPTCY CASE #20-42304
18610 85th Avenue E
Puyallup, WA 98375

Lender: Lender to Follow

Settlement Date:

Disbursement Date: 5/26/2022

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$485,000.00	Sale Price of Property	\$485,000.00	
		Deposit		\$10,000.00
	\$188.00	Filing Fee for Chapter 13 Motion to Sell	\$188.00	
		Prorations		
	\$120.55	HOA Dues (Paid) 5/26/2022 to 1/1/2023 @ \$200.00/Year	\$120.55	
	\$568.88	County Taxes 5/26/2022 to 7/1/2022 @ \$2,860.18/Six Months	\$568.88	
		Payoffs		
\$356,012.45		Payoff of First Mortgage Loan to		
		Principal: \$254,945.64		
		Interest, 4/29/2022 to 6/2/2022 @\$24.45/day: \$831.30		
		Suspense Balance: (\$462.80)		
		Estimated Payoff Charges: \$383.50		
		Late Fee: \$654.68		
		Unpaid Principal Due: \$25,441.18		
		Unpaid Loan Charges or Advances: \$34,125.48		
		Additional Interest: \$40,093.47		
		Commissions		
\$16,975.00		Real Estate Commission 3.50 % to Keller Williams Realty		
\$12,125.00		Real Estate Commission 2.50 % to REAL Brokerage LLC		
		Title Charges		
\$1,205.00		Title - Owner's Title Insurance to WFG National Title Company of Washington, LLC		
		Title - ALTA 22 Location (06-17-06) L - NC Endorsement(s) to WFG National Title Company of Washington, LLC	\$0.00	
		Title - ALTA 8.1 Environmental Protection Lien (6-17-06) - No Charge Endorsement(s) to WFG National Title Company of Washington, LLC	\$0.00	
		Title - ALTA 9.10 Restrictions, Encroachments, Minerals, Current Violations Loan Policy Endorsement(s) to WFG National Title Company of Washington, LLC	\$0.00	
\$35.00		Title - Release Tracking Fee to WFG National Title Company of Washington, LLC		
\$1,000.00		Title - Settlement or Closing Fee to WFG National Title Company of Washington, LLC	\$1,000.00	
		Title - Remote Notary Signing Fee Buyer/Borrower to WFG National Title Company of Washington, LLC	\$50.00	
\$50.00		Title - Remote Notary Signing Fee Seller to WFG National Title Company of Washington, LLC		
\$3.61		Title - Sales Tax on Release Fee to WFG National Title Company of Washington, LLC		
		Title - Sales Tax - Remote Notary Signing Fee Buyer/Borrower to WFG National Title Company of Washington, LLC	\$5.15	
\$5.15		Title - Sales Tax - Remote Notary Signing Fee Seller to WFG National Title Company of Washington, LLC		
\$124.12		Title - Sales Tax on Owner's Title Insurance to WFG National Title Company of Washington, LLC		

\$103.00		Title - Sales Tax on Settlement Fee Charges to WFG National Title Company of Washington, LLC	\$103.00	
		Government Recording and Transfer Charges		
\$210.50		Recording Fee, Lien Release to WFG National Title Company of Washington, LLC \$210.50		
\$7,765.00		Excise Tax Affidavit to Pierce County Assessor-Treasurer		
		Recording fees: Deed \$206.50	\$206.50	
		Mortgage \$230.50	\$230.50	
		Additional Settlement Charges		
\$2,917.39		Property Tax Due (Seller) to Pierce County Assessor-Treasurer		
\$1,867.43		Payoff: Sewer to Pierce County Sewer		
\$639.08		Payoff: Water to Rainier View Water Co		
\$2,848.76		Payoff: Electricity to Tacoma Public Utilities		
\$3,148.00		HOA Dues to Country Rose HOA		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$407,034.49	\$485,877.43	Subtotals	\$487,472.58	\$10,000.00
		Due From Buyer		\$477,472.58
\$78,842.94		Due To Seller		
\$485,877.43	\$485,877.43	Totals	\$487,472.58	\$487,472.58

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize WFG National Title Company of Washington, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)

SELLER(S)

ZILLEHUMA SHAKIR

By: Jacarae L Fairbanks Date:

SETTLEMENT COORDINATOR

Maschel Halverson